



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION



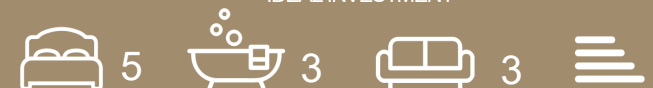
# Woodhouse Lane, Holmbridge,

£950,000



YORKSHIRE'S FINEST IS THRILLED TO PRESENT WOODHOUSE FARM, A STUNNING FIVE-BEDROOM GRADE II LISTED BARN CONVERSION, DATING BACK TO 1851, SITUATED ON THE EDGE OF THE PICTURESQUE GROUNDS OF HOLMFIRTH VINEYARD, WITH PANORAMIC VIEWS OVER HOLME MOSS AND THE PEAK DISTRICT NATIONAL PARK. THE PROPERTY IS 40 MINUTES FROM SHEFFIELD, LEEDS AND MANCHESTER, MAKING IT THE PERFECT COMUTER LOCATION, ALSO WITH HONLEY TRAIN STATION ONLY 15 MINUTES AWAY AND MOSSELEY STATION NEAR ASHTON UNDER LYNE IS ONLY 25 MINUTES OVER RTHE HILL. THIS CHARMING PROPERTY IS RICH IN CHARACTER AND OFFERS BREATHTAKING ROLLING VIEWS OVER THE TRANQUIL VALLEY.

FEATURING TWO KITCHENS, WOODHOUSE FARM PROVIDES EXCEPTIONAL FLEXIBILITY, ALLOWING IT TO BE EASILY SEPARATED INTO TWO DISTINCT DWELLINGS. THIS UNIQUE ARRANGEMENT OPENS THE DOOR TO POTENTIAL HOLIDAY LET INCOME OR RENTAL OPPORTUNITIES, MAKING IT AN IDEAL INVESTMENT



With generous living spaces and many preserved original features, this residence exudes charm. Two secure entrances enhance the versatility of the property, allowing for self-contained living spaces-subject to obtaining the necessary planning permissions. Adding to its distinctive appeal, Woodhouse Farm was featured on the popular Channel 4 show "Build a New Life in the Country" in 2008. Don't miss the chance to embrace the character and opportunity that this impressive barn conversion has to offer!

#### ENTRANCE PORCH

Beautiful Yorkshire stone flooring complements the space, enhanced by double-glazed windows that provide an abundance of natural light and stunning views. Large, wooden half wood, half glass stack barn doors gracefully open into the kitchen breakfast room.

#### KITCHEN/BREAKFAST ROOM

This delightful space features polished 60 x 60 porcelain floor tiles, complemented by the charm of original queen trusses that add architectural interest. The centerpiece of the room is a spacious kitchen island with stunning granite work surfaces, providing ample room for four stools-perfect for casual dining or gathering with friends and family.

The fully fitted kitchen is designed with a thoughtful range of floor and wall-mounted storage units, ensuring plenty of space for all your culinary essentials. It includes a wall-mounted AEG microwave and a Hotpoint oven for your cooking needs, alongside an integrated fridge and convenient storage drawers.

A glass-fronted storage cupboard adds a touch of elegance, while large glass barn doors lead out to the rear of the property, inviting natural light and offering picturesque views. The room also boasts a mezzanine floor level above, enhancing the sense of space and openness.

Additional features include a 1½ bowl stainless steel sink with a stylish mixer tap, a designer wall-mounted extractor fan, and a four-ring AEG induction hob, making this kitchen a culinary dream. Solid ash stairs lead to the first floor, adding a touch of warmth and sophistication to this inviting space.

#### LIVING ROOM

This features elegant 60 x 60 polished porcelain floor tiles, enhanced by the comfort of underfloor heating, which runs throughout the whole property both up and downstairs. Three beautifully crafted stone mullioned windows frame breathtaking views of the entire valley, allowing natural light to flood the room. Accented by LED spotlights, the ambiance is inviting and warm.

A striking open fireplace, complete with a Yorkshire stone hearth, complements the 9 kW wood-burning stove, creating a cosy focal point for gatherings. A door provides direct access to the front of the property, seamlessly connecting indoor and outdoor living.

#### DINING ROOM

This generously sized room features polished floor tiles that enhance its elegance and practicality. With four windows overlooking the rear garden and the picturesque surrounding countryside, this space is flooded with natural light and offers stunning views, and a door that leads on to the patio overlooking the front garden which is the perfect location to watch the sunset over Holme Moss.

A cozy wood-burning stove adds warmth and character, while a removable bookcase on wheels provides the flexibility to section off this area, effectively creating a self-contained living space. This arrangement allows for the potential to transform this part of the property into a separate dwelling.

#### SECOND ENTRANCE HALL

This separate entrance, accessed from the rear of the property, features polished tile flooring that sets a stylish tone. A staircase adjacent to the entrance leads gracefully to the first floor, providing easy access to the upper levels of the home.

#### UTILITY ROOM

This practical utility room offers ample space for a dishwasher, washing machine, tumble dryer, and freezer, making it highly functional for everyday needs. A convenient door provides access to the rear of the property, enhancing the flow between indoor and outdoor areas. Additionally, the room is equipped with an electric control meter for the "Windy Boy" wind turbine, showcasing an environmentally friendly aspect of the home while providing efficient energy management.

#### BATHROOM

This elegant bathroom features polished floor tiles that lend a touch of sophistication to the space. It includes a modern flush WC and a stylish pedestal sink for added convenience. The chic pea shaped bath, accompanied by metro tile splashbacks, serves as a beautiful centerpiece, while a wall-mounted electric shower and sleek shower screen provide practicality and functionality.





#### SECOND KITCHEN

This charming second kitchen breakfast room within the property features polished tiled flooring and a fully fitted kitchen complete with an array of floor and wall-mounted storage units. It is equipped with a four-ring AEG induction hob, along with a wall-mounted Hotpoint oven and microwave, ensuring all your culinary needs are met. The kitchen combines sleek granite work surfaces with warm wooden accents, creating an inviting and functional space. A stainless steel bowl sink with a stylish mixer tap and draining board is positioned beneath the windows, allowing you to enjoy delightful views of the rear property and the surrounding landscape. There is ample room for a fridge and dishwasher, as well as a cupboard housing the Ideal boiler. The layout provides space for a dining table and chairs, making it the perfect spot to savor your breakfast while taking in the stunning views over the home valley and vineyard. A door leads to the cellar, adding further convenience to this well-appointed room.

#### LANDING

This remarkable property offers the flexibility to be divided into two separate dwellings, providing opportunities for independent living or rental income. The upstairs landing features elegant flooring and a stainless steel mezzanine balustrade overlooking the kitchen breakfast room. The space boasts vaulted ceilings adorned with original beams, with doors leading to the bedrooms, bathroom, and the second section of the property.

#### PRINCIPLE BEDROOM

This spacious double bedroom features beautiful flooring and two windows that provide breathtaking views over the stunning home valley and vineyard. The room is enhanced by vaulted ceilings with original beams, adding a touch of character and charm. It also includes a door leading to a walk-in wardrobe, as well as an en-suite bathroom for added convenience.

#### ENSUITE

This elegantly designed bathroom features stylish flooring and two wall-mounted wash basins, complemented by a window that overlooks the rear of the property and the picturesque home valley vineyard. The L-shaped shower bath includes a sleek, thermostat-controlled mixer shower for a relaxing experience. Additional amenities include a low-level flush WC and LED spotlights throughout, creating a bright atmosphere. A heated chrome towel rail and a wall-mounted mirrored cabinet add both functionality and a touch of luxury to the space.

#### BEDROOM

This inviting double room features plush carpet flooring and a convenient folding door that leads to the en-suite bathroom. A window overlooking the front of the property fills the space with natural light while providing delightful views, creating a warm and comfortable atmosphere.

#### ENSUITE.

This bathroom features a modern shower cubicle with a low-level flush WC, and a stylish wall-mounted wash basin. Designed with a Saniflow system.

#### BEDROOM.

Currently an office space, this versatile room could effortlessly serve as a bedroom. It features vaulted ceilings with exposed beams and a window that offers views of the rear of the property, allowing natural light to fill the space.

#### SECOND LANDING

The second landing provides access to the additional part of the house through a secure lockable door. This area features doors leading to a bathroom and two spacious bedrooms, enhancing the property's versatility and functionality.

#### BATHROOM.

The bathroom features a convenient shower cubicle equipped with a thermostat-controlled mixer shower and stylish tiled splashback. Additional amenities include a low-level flush WC and a pedestal wash basin, complemented by a high-powered extractor fan for optimal ventilation. The spacious panel bath, adorned with a chic splashback, is illuminated by three windows that offer delightful views of the rear of the property.

#### BEDROOM..

This double room features plush carpet flooring and offers beautiful views of the rear of the property, as well as the neighbouring buildings and surrounding countryside. Its bright and airy atmosphere creates a comfortable retreat

#### BEDROOM...

This spacious double bedroom boasts plush carpet flooring and built-in wardrobes, providing ample storage. Windows offer stunning views of the rear of the property, neighbouring fields, and the beautiful countryside. The room features vaulted ceilings with original beams, adding character and charm, along with a door that leads to a private en-suite bathroom.

#### ENSUITE..

With a thermostat-controlled mixer, providing a comfortable and adjustable water temperature. The stylish tiled flooring complements two wall-mounted vanity wash basins, each with convenient storage underneath. Additional amenities include a low-level flush WC, LED spotlights, a shaving socket, and a wall-mounted mirror.



#### EXTERIOR & GROUNDS

Nestled within the enchanting grounds of Holmfirth Vineyard, this property features a private driveway at the front, providing off-road parking for several vehicles. A detached double garage is equipped with an electric up-and-over door, along with a three phase, wall-mounted EV car charger for added convenience.

The spacious rear garden boasts a well-maintained level lawn and outdoor taps, creating an ideal space for outdoor activities while offering breathtaking views of the entire valley and the neighboring vineyard. Additionally, this property is outfitted with a wind turbine that generates electricity, allowing for savings on energy costs and the possibility of selling surplus power back to the grid.

#### ADDDITIONAL INFORMATION

Council Tax - C

EPC - TBC

Tenure - Freehold

Parking - Off road parking

#### UTILITIES

Gas:TBC

Electric:TBC

Water:TBC

Heating:TBC

Broadband:Ultrafast Full Fibre Broadband

Mobile Coverage: 4G - check with your provider

#### AGENT NOTES

1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

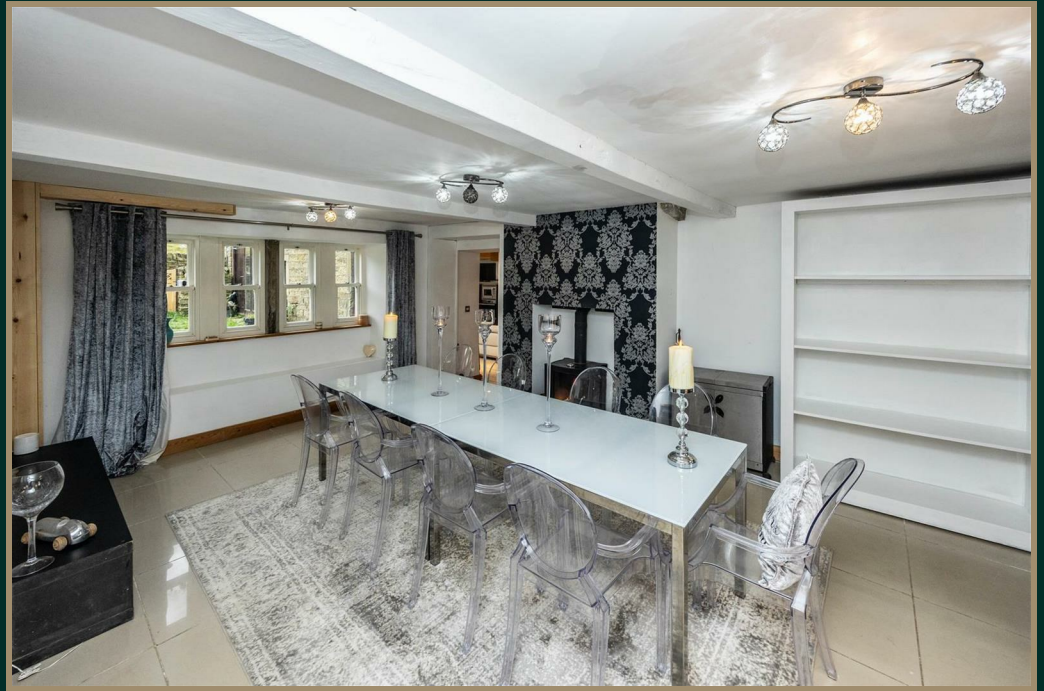
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

















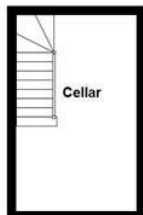






**Basement**

Approx. 12.3 sq. metres (132.8 sq. feet)



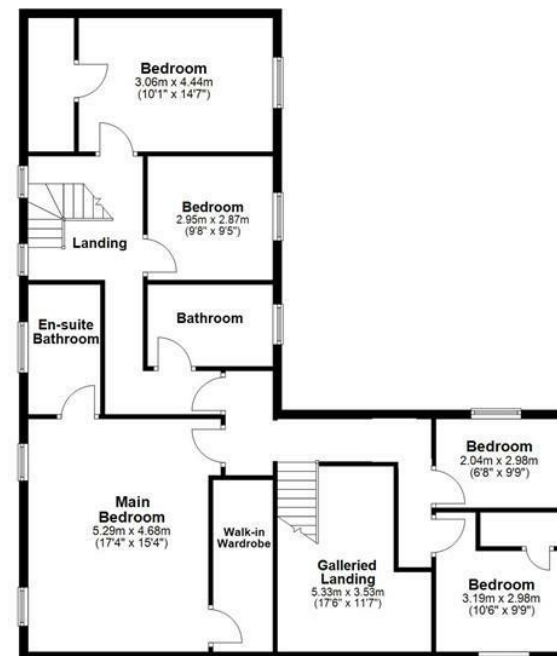
**Ground Floor**

Approx. 190.9 sq. metres (2053.9 sq. feet)



**First Floor**

Approx. 117.1 sq. metres (1260.9 sq. feet)



Total area: approx. 320.3 sq. metres (3447.7 sq. feet)



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To view Woodhouse Lane, Holmbridge,  
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Call 01484 432 773